



Connells

High Sussex Beacon Road
Crowborough



Property Description

If you like a home that's a bit quirky with lots of character then this home will not disappoint. This considerable ground floor apartment has the light falling into the home from many different angles.

As you enter the lounge with its high ceilings you have a full window height bay which is perfect in size for a substantial Christmas tree to adorn during the seasonal holidays. The far wall has 2 large windows and doors which lead onto the front lawn. In centre spot is the stone framed, open fireplace for relaxing and basking in its warmth whilst admiring the flames dance.

Passing through the mirrored hallway and smallest of the 4 double bedrooms you enter into the kitchen/diner with the sky lit dining area for enjoying the morning sun or the evening stars and a kitchen which overlooks your private garden.

This property also has 3 further double bedrooms, 2 bathrooms and a utility room where there is space for both a washer and dryer.

Outside the gardens are divided into 3 areas, the main lawn which is perfect for ball & racket games. The Allotment, an area that is currently being used for growing vegetables, fruits and herbs as well as brightly coloured bee friendly flowers. This area of the garden has a large insulated garden room, offering great space for multiple uses. And thirdly a pond which can be looked upon from 3 of 3 of the 4 bedrooms. For additional storage there is also a garage & internal loft space with the property.



Lounge

22' 2" x 16' 9" (6.76m x 5.11m)

Kitchen Dining Room

15' 8" MAX x 12' 4" MAX (4.78m MAX x 3.76m MAX)

Utility Room

Bedroom One

16' 6" x 13' (5.03m x 3.96m)

Bedroom Two

13' x 12' 11" (3.96m x 3.94m)

Bedroom Three

12' 2" x 7' 6" (3.71m x 2.29m)

Study

12' 2" x 7' 6" (3.71m x 2.29m)

Bathroom One

Bathroom Two

Garden Room

17' 4" x 9' 4" (5.28m x 2.84m)

Agent Note

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.





Floor Plan



Outbuilding



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01892 547 966
E tunbridgewells@connells.co.uk

5 Vale Road
 TUNBRIDGE WELLS TN1 1BS

EPC Rating: E

view this property online connells.co.uk/Property/TWL405541

This is a Leasehold property with details as follows; Term of Lease 999 years from 03 Nov 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWL405541 - 0007